

DELHI DEVELOPMENT AUTHORITY  
DEVELOPMENT CONTROL & PLG. WING

Draft minutes of the Technical Committee meeting held on 11.2.93 at 11.00 AM in the Conference Room of Vikas Sadan, INA, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh.S.P.Jakhanwal-Vice-Chairman In chair
2. Sh.H.D.Sharma, Engineer Member
3. Sh.J.C.Gambhir, Commr. (Plg.)
4. Shri S.Roy, Commr. (LM)
5. Shri Santosh Auluck, Chief Architect
6. Shri P.C.Jain, Director (AP&B)
7. Shri S.C.Gupta, Director (DC&P)
8. Sh.A.K.Jain, Jt. Director (ZP)

TOWN AND COUNTRY PLANNING ORGANISATION

9. Sh.K.T.Gurumukhi, Addl. Chief Architect

LAND AND DEVELOPMENT OFFICE

10. L.D.Ganotra, Engineering Officer

N.D.M.C.

11. Sh.S.N.Kaushal, Dy. Architect

M.C.D

12. Sh.A.P.Sethi, Town Planner
13. Sh.P.K.Khanna, S.E. (Bldg.)
14. Sh.K.S.Saxena, Architect
15. Sh.R.N.Gupta, Asstt. Engineer

POLICE DEPARTMENT

16. Sh.Mahabir Singh, Addl.DCP(N)
17. Sh.V.V.Chaudhary, ACP(Kotwali)
18. Sh.Roop Chand Sharma, ACP

1. Item No.15/93

Sub : To set up a wholesale grain market in Loni Road Complex.

Allotment of additional land in Gazipur wholesale market complex for different types of wholesale markets on the basis of comprehensive planning.

FR.1(16)90-Dir.(TYA)Pt.

The proposal was explained by Commissioner(Planning). It was noted ~~that the land earmarked for grain market at Loni Road is not available and therefore~~ <sup>that</sup> grain market is also ~~to form~~ <sup>a</sup> part of the ~~wholesale market~~ <sup>proposed</sup> and integrated freight complex ~~proposed~~ in the vicinity of NH-24. The School of Planning & Architecture, to whom the study of requirements of <sup>the</sup> wholesale market and integrated freight complex has been assigned, be asked to follow the time schedule. After receipt of their comprehensive proposals, the matter be further processed, ~~for allotment of land to DAMB and others.~~

*reported*  
*is to prepare a Staff "Boocheré" and land account plans*  
*Dir(TYA), in the meantime*

2. Item No.17/93

Sub : Regarding approval of 139 DUs in respect of citizen CGHS Ltd. at Rohini.

F23(9)88/Bldg.

✓ Technical Committee did not agree to change the approved layout plan to increase 5 DUs.

3. Item No.19/93

Sub : Approval of 11 KV feeder route from 66 KV sub station R-4(Adjoining to Rithala Sewerage Treatment Plant) to Kanjhawala.

PPR/2006(Services)93/Pt./148

✓ Deferred. In the next meeting which is to be held on 18.2.93, Chief Engineer, Planning, Project Planner, Rohini and Chief Engineer, Electrical be invited.

A. Item No.20/93

Sub : Approval of alternative cremation ground site in lieu of disputed cremation ground of village Naharpur in public and semi public facility area no.1 (adjoining to District Centre site) F.PPR/1001/86

✓ Site No.1, measuring 0.8 hect., was agreed for the proposed cremation ground. It was decided that the same be handed over to MCD for its development.



5. Item No.21/93

Sub : Land use for Police Station at Chandni Chowk,  
Delhi.

F8(5)87-MP

Technical Committee desired that the site be inspected by Shri R.K.Jhingan, Sr.Landscape Architect, Town Planner, MCD and ACP. It was decided that the ACP should arrange the inspection.

Laid on table.

6. Item No.22/93

SUB; Carving out additional plot measuring 400 sq.yds. in Diplomatic Enclave Coop.House Bldg. Society(West End Colony)

F6(33)78/Dip./DDA/pt.

Technical Committee desired that the legal opinion be obtained whether in view of the provision in MPD-2001 mentioned in para 3&4, the Authority should go for an appeal, being one of the parties in the case or implementation of the order of the High Court will not be against the provision of MPD-2001. The matter should be placed before the next Technical Committee meeting to be held on 18.2.93.

7. Item No.23/93

Sub : Modification in Development Code of MPD-2001 Unified Building Bye laws for National Capital Territory (NCT) of Delhi.

F15(1)92-MP

Deferred. To be discussed in the next meeting of the Technical Committee to be held on 18.2.93.

8. Item No.24/93

Sub : Provision of compounding of excess coverage/ FAR. Modification in MPD-2001 Development Code.

Deferred. To be discussed in the next meeting of the Technical Committee to be held on 18.2.93.

*[Handwritten signature]*

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN)

No. F.1(35)92-MP

Dated: 8.2.93

MEETING NOTICE

The Technical Committee meeting of DDA will be held on 11.2.93 at 11.00 AM in the Conference Room, Vikas Sadan, New Delhi.

Agenda for the meeting is enclosed herewith.

You are requested to kindly make it convenient to attend the meeting.

(ANIL BARAI)  
DY.DIR.(MP)

I N D E X

S.NO.	ITEM NO.	PARTICULARS	PAGE NO.
1.	15/93	To set up a whole sale grain market in Loni Road Complex	1-4
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2.	17/93	Regarding approval of 139 DU's in respect of citizen CGHS Ltd. at Rohini. F23(9)88/Bldg.	5-6
3.	19/93	Approval of 11 KV feeder route from 66 KV sub station R-4 (Adjoining to Rithala Sewerage Treatment Plant) to Kanjhawala. PPR/2006(Services)93/Pt.148	7-8
4.	20/93	Approval of alternative cremation ground site in lieu of disputed cremation ground of viilage Naharpur in Public and semi Public facility area no. 1 (adjoining to District Centre site) F.PPR/1001/86	9-10
5.	21/93	Land use for Police Station at Chandni Chowk, Delhi.F8(5)87-MP	11-12
6.	22/93	<u>Laid on table:</u> Carving out additional plot measuring 400 sq.yds. in Diplomatic Enclave Co-Operative House Bldg. Society (West End colony) F6(33)78/Dip./DDA/Pt.	



- SUB: 1. To set up a wholesale grain market in Loni Road Complex.
2. Allotment of additional land in Gazipur wholesale market Complex for different types of wholesale markets on the basis of comprehensive planning.
- 

**PART-I:**

Chief Secretary, Delhi Administration vide his letter dated 6th Nov., 1992 has requested to use the land in Loni Road Area for the purpose of a grain market to shift existing old foodgrain markets in Shandara Town which is very much congested. He has also stated that the land in Loni Road Complex may not be objected by Air Force Authorities as was in case of fruits and vegetable markets.

This particular piece of land for a fruit and vegetable market was allotted to DAMB sometimes five years back, possession not handed over due to litigations/stay orders in some pockets of the land proposed to be handed over to DAMB and later on location of fruit and vegetable market was also objected by Air Force Authorities. This particular piece of land in Loni Road Complex has now been used/being used for a Facility Centre No.8; plans have been finalised and allotment to Ambedkar College made/possession handed over. So there is no possibility of allotment of any land in Loni Road Complex. Details are available in the files of Lands Branch.

However, alternative land for fruit and vegetable as well as for grain market is being allotted in the south of NH-24 near Gazipur. Details have been given in Part-II.

**PART-II:**

Delhi Agricultural Marketing Board was set up under Delhi Agricultural Produce Marketing (Regulation) Act, 1976 for better regulation of the produce, sale, storage and processing of the agricultural produce and establishment of markets in the National Capital Territory of Delhi. 105 items have been covered under the Act, out of which for Trans-Yamuna Area three are the important ones, namely - i) cattle feeds, grass and fodder; ii) condiments, spices, sugar, gur, sugarcane, khandsari, oil seeds, pulses and grains; and iii) fruits and vegetables.

Population of Trans-Yamuna Area is already about 2 million and by the end of the century, it may reach to about 2.5 million, for which these three types of wholesale markets are required. In 1955, DAMB was expecting to get a piece of land in Loni Road but now that is not feasible due to aviation restrictions, so all the wholesale markets required for Trans-Yamuna Area have to be near Gazipur i.e. south of NH-24 and in the north of Hindon Cut.

## 2. Position of existing markets of Trans-Yamuna Area:

### i. Fruit & vegetable market at Shahdara - Bholanath Nagar:

It is by and large a vegetable market, specially a sugar-cane market. The market is hardly in an area of one hectare divided by a road connecting G.T. Shahdara road with Bholanath Nagar. The market derives its most of the supplies from outside the state and hardly 8 per cent of the produce from within Delhi. The market serves a population of 2.5 lakhs.

### ii. Fruit & vegetable market at Jheel Khuranja:

This is a market of old fashion. Most of the shopkeepers sell their produce by using right of ways of the roads. It derives 95 per cent of its produce from Delhi and hardly 5 per cent from adjoining states. From planning and environmental point of view, the location of this market is totally unsuitable and hardly any infrastructural facility exist there.

### iii. Grain market at Shahara:

This is a market of the old fashion functioning in crowded streets and bazars of old Shahdara town. The location of this market is totally unsuitable from planning point of view and no facilities worth the name are feasible to be provided.

Daily arrivals in terms of bags are between 130 to 150, out of which 90 per cent of the bags are sold on the same day. There are 50 shops each of size 3.5m X 12m and all of them are privately owned. The market is totally devoid of infrastructural facilities like approach, parking, auction platform, public conveniences and services.

These three existing markets are grossly inadequate to serve the population of Trans-Yamuna Area, so at present, most of the items are purchased from other parts of Delhi by making congestion on existing approaches which are of much less capacity than required. DAMB has lot of expertise in planning, development, construction and management of wholesale markets and is working since more than one decade.



### 3. System of planning of markets:

Following criteria should be kept in designing the Complex at Gazipur.

- Functionality of layout and design to enable ease of operation, optimisation of product flows, adequate protection of product and people, and maximum flexibility for future development.

- Economy of design in order to optimise the initial capital cost.
- Proper hygiene provisions in respect of both products and people.
- Layout and designs to local conditions.
- Structures with minimum maintenance.
- Adequate security and safety provisions.
- Adequate water for smooth flow of sewage in sewer lines.
- Garbage disposal is difficult in wholesale markets especially in fruit and vegetable market. For this, it is proposed that incinerators should be installed in one corner of the complex. To keep sewer lines clean they should be flushed periodically with ample quantity of unfiltered water.
- Care should be taken for its expansion.
- Plan for the next 30 to 50 years.
- Parking spaces for light and heavy vehicles would be earmarked.
- Greenbuffer between the market and the adjoining areas so that either of two is not disturbed from each other.
- A fruit and vegetable and wholesale market is a mini town in itself; so would have all types of community facilities, namely - a small shopping centre with adequate number of shops and restaurants; post office and telegraph office; police post; dispensary; parking areas for different types of vehicles; DTC bus queue shelter; fire station; public toilets at appropriate places; check post with weighing facilities; farmers rest house; water trough for animals; drinking water facilities; a wholesale market would be attractive in itself and for this the entire area would be properly landscaped. Shady trees would be grown along the main roads, segregating regional traffic with local traffic. Tree plantation would be done in parking lots also.



These various points are clubbed into the following 8 points:-

- a) Segregation of different types of activities/land uses.
- b) Provision of all community facilities
- c) Possibility of future expansion
- d) Proper parking for - fast moving vehicles and slow moving vehicles
- e) Proper enclosure to avoid pilferage of goods
- f) Green buffer between market and adjoining areas
- g) Entire area to be landscaped to make it attractive
- h) Quick and proper disposal of sewage and garbage.

4. Description of the proposed Complex:

It would be bounded by NH-24 in the north, existing high tension line in the east, Hindon Cut in the south and developed area line of cattle farm in the west. Total area would be about 50 hect. and from this area under Master Plan uses should be deducted. Assuming that balance area would be 40 hect. which is proposed to be used for the following purposes:

- Fish and poultry market - 10 hect. - already being planned and developed.
- Fruits & vegetable market - 15 hect.
- Grain market - 10 hect.

These figures would be adjusted after getting report from School of Planning and Architecture, to whom a study of requirements of wholesale markets and Integrated Freight Complex has been assigned.

5. The item is placed before the Technical Committee of the Authority for decision on the following points:-

- i. Construction of grain market in Loni Road Complex is not feasible due to non-availability of land.
- ii. The entire area in the south of NH-24 as described in para-4 may be allotted to DAMB for the preparation of plans, development and construction of wholesale markets.

Sub: Regarding approval of 139 DU's in respect of Citizen CGHS Ltd. at Rohini. F23(9)88/Bldg.

The case is regarding approval of five DU's in addition to 134 DU's approved by DUAC/DDA in case of Citizen CGHS Ltd. at Rohini.

2. The society was allotted land measuring 2.23 acre for 139 DU's as per NOC issued from CH Cell and the plans were released in June 1989 for 134 DU's on the basis of the DUAC approval.

The society is one of the Coop. Group Housing Societies which were shifted from Kondli/Gharoli to Rohini due to the problems about the approval of structure plan of Kondli by DUAC. Since allotment to the society could not be made in Kondli, these were subsequently accommodated in Rohini for which necessary adjustments in the structure plans were made and were approved from DUAC. In the present case the allotment of the land to the society was for 139 DU's but due to the physical constraints and site conditions the equivalent land for 139 DU's at the prescribed density of 60 DU's per acre could not be adjusted and the society was allotted 2.23 acres.

While processing the case for the approval of VC, DDA the society was asked to take up the matter with the DUAC for consideration of the scheme for 139 DU's. The Secretary of the Society vide letter dt. 2.4.89 stated that the scheme for 134 DU's may be released and that the matter of remaining 5 DU's can be considered at a later stage in consultation with DUAC.

3. Technical committee in its meeting dt. 18.2.91 decided to ask the Citizen CGHS to submit fresh layout/building plans within the parameters of MPD-2001. (Appendix A)

4. This case was again placed before the Technical committee meeting held on 27.9.91 on the request of the society and it was desired by the Tech. committee that in the first instance all similar cases in which variation in no. of flats had earlier been approved be placed before the Technical committee. Accordingly a list of such cases has been prepared and is given below: (Appendix B)



S.NO	Name of Society	Plans sanctioned for no. of DU's	DU's Const. of DUAC	Approval NOC from GH Cell	No. of DU's @ 60 DUAC for no. issued of DU's for no. of DU's	
1.	Janyug CGHS Lt. at Rohini F23(8)87/Bldg. (2.11) acres.	132	132	132	132	127
2.	Mahavir CGHS Ltd. at Rohini F23(37)85/BLDG. (2.642 acres)	161	161	161	161	159

5. As per the conditions mentioned in the broucher issued at the time of allotment, the societies were allowed to have variation of + 15% on prescribed on density as given in Appendix C.

6. Case is again placed before the Technical committee for its consideration.

Sub: Approval of 11 KV feeder route from 66 KV sub-station R-4 (Adjoining to Rithala Sewerage Treatment Plant) to Kanjhawala. PPR | 2006 (Services) | 93 | Pt. | 148

There is a proposal from Delhi Electric Supply Under taking regarding 11 KV electric line from 66 KV Grid Sub Station R-4 (adjoining in Rithala Sewerage Treatment Plant) upto Kanjhawala for strengthening the electric supply to Kanjhawala village and surrounding rural villages. This matter was earlier discussed in the meeting held in the Conference Hall of the office of the Chief Engineer (Rohini) on 15th July 1992 and was considered to be a priority. The earlier proposal submitted by DESU was from 220 KV Grid Sub Station at sector 11 which was examined by this office with necessary comments. Now due to certain technical fresh proposal the electric route is to start from 66 KV Grid Sub station as mentioned above.

2. The overall proposal is shown on the schematic structural plan of Rohini Phase IV and V as well as on the composite plan of Rohini Phase III. The major portion of the route passes through Rohini Phase III, IV and V. This line is entirely meant for electric supply to Kanjhawala and surrounding area and will not serve Rohini Project. However, as an interim measure electrification of few group housing pockets coming in sector 20, 21, and 22 may be done from this line with the mutual consent of DESU. If agreed, this may be made as a pre condition while considering / approving the route.

3. The detailed description of the route is as under:

Starting from 66 KV Grid sub station R-4 with underground lines upto Nangloi drain, due to technical difficulties then with over head lines passes through the green strip along 60 mtr. R/W towards north upto Pocket 27 of Sector 24 then towards west along 20 mtr. road till 40 mtr. R/W then towards north in green strip upto 80 mtr. read then towards west in the green strip along the north of 80 mtr. R/W upto 40 mtr. Kanjhawala road and then again towards the north from 30 mtr. green strip along the



the west of Kanjhawala Road upto the scheme boundary of Phase III then upto the boundary of Phase IV. This route further goes upto the village Kanjhawala along Kanjhawala road which is beyond the scheme boundary of Rohini Extn. Phase III, IV and V. The detailed route plan is laid on the table.

4. The matter is placed before the Technical committee for its consideration and approval.

SUB: Approval of alternative cremation ground site in lieu of disputed cremation ground of village Naharpur in public and semi public facility area no. 1 (adjoining to District Centre site)

F.P.R./1001/86.

The residents of village Naharpur recently set up a cremation ground inside the public and semi public facility area no. 1 adjoining to District Centre. A report to this effect was sent to C.E.(R) vide this office letter no. PP/R/1069/E/92/3089 dt. 17.9.92. This was followed by the site visit of Commr. (Plg.) and Sh. Sajjan Kumar, M.P. on 21.9.92.

2. The matter was also discussed in the chamber of V.C., DDA on 14.10.92 in the presence of Sh. Sajjan Kumar, MP along with residents of village Naharpur. The EM, DDA Commr. (Plg.), Commr. (Lands), C.E.(R), P.P. (Rohini) and other officers were also present in this meeting and it was decided that the Commr. (Lands) would visit the village for on the spot study and would ascertain the alternative proposals in consultation with the villagers and Plg. Deptt. Accordingly Commr. (Lands) visited the site on 16.10.92. The villagers produced a copy of revenue record claiming the title of land to be with Gram Sabha. The Commr. (Lands) desired to get the title of the land verified but nothing has been heard from his office so far. Recently he sent file no. F5/17/LPB/92 which also does not contain the verification of title of the land. This file is sent back to him with a request to bring the necessary record regarding land title etc. in the Technical committee meeting when this matter is discussed.

3. On detailed examination following opinions were emerged:

i. The Commr. (lands) vide his note dt. 2.12.92 in file no. F/5/17/LPB/92 opined that the alternative cremation ground site be allotted to them on other side of the road over the land reserved for auction plots.

ii. The Commr. (Plg.) vide his note dt. 10.12.92 opined that the cremation ground be retained in its present location and the matter be placed in the Tech. committee for retaining it.



4. The opinions expressed in above paras were further discussed with Commr. (plg.) in the review meeting of Rohini Project held on 6.1.93 in the chamber of PP (R) and it was concluded as under:

i. It will not be desirable to relocate the cremation ground on the land meant for auction plots in Sector VII since it will be in the midst of the residential area and secondly due to the reason that the land in question is presently in litigation.

ii. It will also not be desirable from planning point of view to retain this cremation ground in its present location due to the reason that a. it is just opposite to District Centre and secondly b. being just adjoining to the proposed Education/College premises there by spoiling its atmosphere.

5. In view of above observations, it was decided in the Review Meeting to carve out the alternative cremation ground site in the green area to the north of District Centre (City Centre) adjacent to 66 KV Grid sub station R-4 to be accessible from 45 mt. road. It would be convenient for the residents of village Naharpur to use this site since it is not far off from village Naharpur. Earlier, we have already proposed two cremation grounds, one in Sector 1, which is functioning and second one in Sector 19 which is likely to start in the near future.

With the above proposal, the total no. of cremation ground sites would be 3 located in three different directions which would be convenient for all the people of Rohini Phase I and II.

6. Accordingly, the proposal of cremation ground measuring 0.8 hect. is prepared. An additional road of 13.5 mtr. R/W is proposed for providing excess from 45 mtr. R/W to this cremation ground. A thick plantation is proposed to be provided in front of the cremation ground so as to obstruct direct view from the proposed City Centre site. The proposal as marked on the composite plan of Rohini Phase I and II laid on the table.

7. The matter is placed before the Technical Committee for consideration/approval.

The case is for the change of land use for the proposed Police Station building in Walled City on H.C. Sen MaRG, near Hardayal Library, Chandni Chowk.

1. A plot of land measuring 1394 sq.mts. (approx.) has been allotted to Police Department for construction of Police Station on lease basis by Land and Estate Department, MCD. The possession has been given on 13.9.89 (plan laid on the table).

2. The case was discussed in the internal planning meeting held on 14.11.92 and the following decisions was taken:

"It was opined that in the first instance L&DO be consulted whether the land under reference belongs to them. If so whether MCD is authorised to lease out the land".

3. Ministry of Urban Development Land and Development Office has informed vide their letter no. LII-21(64)92/333 dt. 25.6.92 that it has not been possible to lay hands on the relevant papers relating to ownership of land. However, this office has no objections, if you get the land use changed to Police Station, since it is for govt. use. We will take up the ownership issue with MCD seperately when we find our records.

4. The case is examined from Planning Point of view and comments are as under:

a. The land given by MCD falls in zone A-24. As per the draft Zonal Plan of A-24 the land use of the site U/r is 'recreational'.

b. MPD-2001 recommends preparation of Urban Renewal Schemes for Walled City. The following has been recommended for Walled City.

i. For the Urban Renewal of residential ;and other areas, the Walled City should be divided into small sectors and Urban Renewal Schemes be prepared for all these sectors to upgrade the environment for social economic and cultural activities. The Urban renewal schemes should have conservation surgery as the basis.

ii. In the Master Plan for Delhi-2001 following has been recommended for control for building/buildings within the use premises.

Maximum ground coverage and FAR shall be same as for residential plots in plotted development.

*Review*



The buildings shall be permitted to be constructed practically in same form and style form and style as existing as far as possible.

- iii. The interim structure plan for Walled City which has been approved by Expert Group under the Chairmanship of L.G. suggests that Zone A-24 alongwith other areas as identified would be one of the control zones for conservation & regulation of activities in the area. No further details of control in zone have been given.
- iv. MCD has constructed underground parking/ stadium as shown on the plan.
- v. In the draft divisional plan of Walled City considered by the Authority in its meeting held on 2.2.93 proposed land use plan has not been prepared, however one police post site has been suggested in zone A-13, in the area to be returned back from Evacuee's property.
5. Proposal: Keeping in view the NOC issued by Ministry of Urban Development and the requirement of the area. It is proposed to consider the change of land use of an area measuring about 1394 sq.mts. located in zone A-24 between Harding Library underground parking and H.C. Sen Marg road be changed from Recreational to public and semi public use (police station)
6. The matter is placed before the Technical committee for its consideration.

*Revised*

Sub: Carving out additional plot measuring 400 sq.yds in Diplomatic Enclave Coop. House Bldg. Society (Westend Colony) to Col. BN Khanna.  
File No.F.6(33)/78/Dip./DDA/Pt.

Delhi High Court vide its order dated 6/11/92 passed in CCP 175 of 1991 in Col. BN Khanna v/s Registrar Coop. Societies and other have issued the following directions:

- (1) the society to carve out an addl. plot measuring 400 sq. yds out of the total area of 2420 sq. yds earmarked for the construction of community hall and club house in consultation with the Town Planner for allotment to Col. Khanna and submit the layout plan to the MCD with 15 days.
- (2) The RCS will see to it that the directions is complied with by the society.
- (3) the MCD will examine and consider the matter afresh immediately. If any further information or clarification is required from society that will be obtained within first 15 days and the matter will be considered within one month.
- (4) the Commr. (MCD) will personally look into for according sanction for carving out the plot measuring 400 sq. yds after the Respondent No.2 submit the revised layout plan as directed above.

The Hon'ble High Court has also made it clear that the above directions are not only mandatory but preptory and must be punctually observed.

2. In compliance to the Delhi High Court order dated 6/11/92 the society submitted a proposal of carving out 400 sq. yds of plot from the club area measuring 2420 sq. yds allotted by the DDA vide letter No.F.2(10)/85/Instl. dated 27/12/86 to the society for the construction of c. hall/club. The proposal was considered by the MCD in its Screening Committee meeting held on 11.1.93 vide item No.163 and the decision relevent to DDA is re-produced below:

## APPENDIX

1. NOC from lessor regarding sub lease for carving out of an extra additional residential plot of 400 sq. yds out of club house.
2. NOC from DDA regarding change of landuse of proposed plot from community hall/club house to residential use.

*PCG*



3. Regarding permission of the Lessor and the change of land use from DDA for carving out additional residential plot of an area of 400 sq. yds from the club area, the matter has been examined. In the MPD-2001, Recreational Club has been defined as

047 - Recreational Club (page 171)

A premises used for gathering of group of persons for social and recreational purposes with all related facilities.

047 - Recreational Club (uses)

Recreational club, watch and ward residence (upto 20 sqm) residential flat (for maintenance staff) swimming pool indoor and outdoor games facilities.

4. As the premises plan has been approved and in the approved premises plan it is established for a club use, the residential plot is not permissible from the planning point of view.

The matter is submitted for the consideration of the Tech. Committee.

*PCD*